

# Memorandum

**To:** Members, Planning and Zoning Commission

**From:** Katherine Daniel, AICP Planner

**Date:** May 2, 2017

**Re:** CAM Site Plan Review, Application #7540, 201 Main Street, 7 & 15 Belden Place

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**Project:** The application proposes to preserve, renovate and expand the historic building at the front of the lot (Building A) to create multi-family inclusionary housing pursuant to §32-12 by consolidating three (3) lots into one parcel, demolishing building B and constructing an addition to Building A adding five residential units previously located in Building B for a total of twelve (12) resident units, and lifting Building C to comply with FEMA regulations and renovate it to construct two (2) more residential units.

This property lies within the Coastal Area Management Boundary, as defined by C.G.S., §22a-94, and therefore a CAM review is required in accordance with C.G.S., §22a-109 and the *Town of Westport Zoning Regulations*, §31-10.

Section 31-10.6 of the CAM Section of the zoning regulations requires that a CAM Site Plan application be filed for any use, activity or project which is proposed to be located either wholly or partially within the Coastal Boundary unless it falls within one of the exemptions listed in 31-10.6.

The site is partially located within the AE 10' of the Special Flood Hazard Zone on the FEMA F.I.R.M. Maps, Community Panel 09001C0413G and is located adjacent to the Saugatuck River.

When the lots are combined the result is a 0.535 acre lot located in the RBD Zoning District. Variances are requested for alterations to a non-conforming structure located in the side setback, for total coverage greater than 70%, for less than 15% Arterial Street frontage, for extension and relocation non-conforming residential units, for maximum building size, for setbacks from tidal wetlands for the existing cottage, for density greater than permitted by §32-12, for FAR greater than 0.5, for non-residential use less than 30%, for slopes greater than 5:1 and grading within 5' of the property line, for landscaping of developed sites and for public water front access standards.

## **COASTAL RESOURCES**

According to the Cahn, Inc. Map and the applicant, the following coastal resources have been identified as either on site or within influence of the project: Coastal Hazard Areas, Coastal

Waters, Developed Shorefront, Tidal Wetlands and Shorelands. The coastal resources as defined in the *Connecticut Coastal Management Manual* are as follows:

The Connecticut Coastal Management Manual, September 2000 provides the following information about these resources. Coastal Flood Hazard Areas can serve as flood storage areas and by their very nature are hazardous areas for structural development, especially residential-type uses. Developed Shorefronts are harbor areas that have been highly engineered and developed resulting in alteration of natural physiographic features. Coastal Waters are saline waters under low flow stream conditions that areas of high primary and secondary productivity. Tidal Wetlands are areas that border or lie beneath tidal waters and that support or could support tidal wetland vegetation.

### **Discussion**

**Flood Zone:** The site is partially located within the bounding limits of the 100-year Flood Line. The proposal will create FEMA compliant structures where none exist today. The lower level of Building A will be located at 11'3" and accommodate four (4) parking spaces. The rear cottage, Building C, will be elevated to 11.67' with a car port floor located at 7.7'. Provided all enclosed space below the Base Flood Elevation is fitted with flood vents, this is consistent with CAM policies.

**Sediment and Erosion Control:** The proposed temporary sediment and erosion controls, such as antimud tracking pad and silt fencing with hay bales, should be installed prior to commencement of construction and remain in place until the lot is stabilized which will help to limit possible sediment movement into the coastal resources. As proposed, the plan is consistent with CAM policies.

**Storm water Management:** The Connecticut Coastal Management Manual encourages storm water management systems that provide that the volume of runoff generated by the first one-inch of rainfall is retained on-site and that the post-development runoff rates and volumes do not exceed pre-development runoff and volumes. CAM policies encourage a reduction in impervious cover adjacent to coastal waters and other sensitive coastal resources. The proposal reduces building coverage from 32.1% to 24.8%. Total coverage is proposed at 76.0%. A storm water management system is shown on the plans to capture storm water runoff. There are pervious pavers shown adjacent to the rear cottage to further mitigate storm water impacts. Calculations on the grading and drainage plan sheet indicates that 110% of the Water Quality Volume, the first 1" of rainfall, is provided.

Provided these structures are in conformance with the Department of Public Works storm water standards, the proposal can be considered consistent with CAM policies.

**Public Water Front Access:** The plan proposes a small waterfront park with a bench for public water front access adjacent to the cottage, Building C. A 5' wide path is provided from

the parking area to the waterfront park bench. The area will be accessible to wheelchairs as no steps or steep grades are proposed. Signed and delineated public parking, the full 6' wide path, and access to the Riverwalk are not provided and variances to these standards are requested due to the narrow lot and location of the cottage, Building C and the need for fire truck access in the area adjacent to the Saugatuck River.

Provided signage indicating public water front access is located adjacent to the site within the public right of way at the street, this proposal can be considered consistent with CAM policies.

**Vegetated Buffer:** If a vegetated buffer is determined to be appropriate, the Planning and Zoning Commission will require this as part of the CAM site plan review.

### **Conclusion**

The project as proposed can be considered consistent with CAM policies provided the following are conditions of approval:

1. Prior to the issuance of a zoning permit DPW Engineering will verify that the storm water management structures and pervious pavers are in conformance with the Department of Public Works storm water standards.
2. Prior to the issuance of a zoning permit, signage indicating public water front access is located adjacent to the site within the public right of way at the street.

### **Attached:**

- Proposed Multi-Use Development, 201 Main Street, Westport, CT, Site Development Plan Drawings, prepared by B&B Engineering, dated 1/3/17, revised through 3/24/17 (8 sheets plus cover sheet)
- Building Plans prepared for Pen Building Company, 201 Main Street, Westport, CT, prepared by Robert Storm Architects, dated 4/1/16, revised 3/8/17 (17 sheets)
- Building Plans titled "Red House Proposed Floor Plans" prepared for Pen Building Company, 15 Belden Place, Westport, CT, prepared by Robert Storm Architects, dated 1/5/17, revised 3/8/17 (4 sheets)

### **Available in the file:**

- Coastal Resources map prepared by Cahn, Inc. for the Town of Westport's participation in the CAM program, Section